CITY OF ITHACA BOARD OF ZONING APPEALS (BZA): Notice is hereby given, pursuant to Section 325-40. B. (2) (g) of City of Ithaca Zoning Ordinance, Public Hearings will be held Tuesday, April 7, 2020 at 6:00 PM online via Zoom (see below), to consider the following appeals:

APPEAL # 3153

504 S. MEADOW STREET

Appeal of John Snyder Architects on behalf of the owner, Maguire Family Limited Partnership, LLC for a sign variance from Section 272-7 A, Permitted Signs in the SW Zone, and Section 272-7 C, Sign Exception for a building facing more than one street. The applicant proposes to remove an existing pole sign and install a new pole sign at the property located at 504 S. Meadow Street. The property, known as Maguire Ford, is undergoing building renovations for the Ford-Lincoln franchise. As part of the required sign package, a new pole sign is proposed for the Lincoln dealership. The property currently contains two pole signs that were approved by the Board of Zoning Appeals in 2002. The applicant would like to remove the existing Nissan sign and install the newly designed Lincoln sign. Section 272-7 A, allows only one freestanding sign for the business. The ordinance also limits the square footage of both freestanding and building signs to a total of 250 square feet. The proposed two freestanding signs and six building signs will exceed the total allowable sign area having 300.64 SF of the 250 SF maximum. In addition, section 272-7 C permits only one sign on the face of the structure that has additional frontage on more than one public street. The applicant proposes to install three signs on the Cecil Malone side of the building.

The property is located in an SW-2 use district in which the proposed use is permitted. However, the Sign Ordinance, Section 272-18 requires that variances be granted before a sign permit is issued.

APPEAL # 3156

719-725 S. MEADOW STREET

Appeal of Lone Cattle Ithaca, LLC for an Area Variance from Section 325-8, Column 5, Off-Street Loading, Column 11 and 325-29.2 B (2), Front Yard setback for the SW-2 zone. The applicant proposes to subdivide the parcel located at 719-725 S. Meadow Street into three separate parcels. The proposed parcels will be known as 719, 723, and 725 S. Meadow Street. In order to subdivide the parcel, the resulting parcels must comply with the current zoning requirements for the SW-2 zone district. The building located at 719 S. Meadow Street, is deficient in the required number of loading spaces, having 0 of the 1 space required by the ordinance. 719 S. Meadow Street is also deficient in the required front yard setback from the curb. In the SW-2 zone, buildings are required to be setback 15-34 feet from the curb, the existing building setback is 40.58 feet from the curb. The building at 723 S. Meadow Street is deficient in loading spaces having 1 of the 3 loading spaces required. The parcel addressed 725 S. Meadow Street was issued a Certificate of Occupancy in 2016 and is compliant with the zoning regulations.
The property is located in an SW-2 use district in which the proposed use is permitted. However, Section 325-38 requires that an area variance be granted before a building permit is issued.

**APPEAL # 3157 742-744 S. MEADOW STREET**

Appeal of Jennifer Wolfe on behalf of Old Navy for a sign variance from Section 272-4 A (1), Requirements for Projecting Signs. The applicant proposes to install two blade signs on the front façade of the proposed Old Navy store (former Hobby Lobby), located at 742-744 S. Meadow Street. One blade sign will be located at each side of the storefront and will project 3'-6" from the front facade. The Sign Ordinance allows signs to project a maximum of 18" from the wall and the sign projection exceeds this dimension. The applicant previously received a permit for two wall signs that meet the requirement of the Sign Ordinance.

The property is located in a SW-2 use district in which the proposed use is permitted. However, the Sign Ordinance, Section 272-18, requires that the variance be granted before a sign permit is issued.

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**MEETING ACCESS:** In response to the COVID-19 pandemic, all City facilities are closed to the public and this meeting will be conducted remotely via Zoom. You can view the meeting on the City of Ithaca’s Public Meetings YouTube Channel.

To participate, you can join by phone, computer, smartphone, or other similar device (instructions below). You do not need a Zoom account to join a meeting but can register for a free account and download the meetings client at zoom.us.

Meeting ID: 123 534 688
Password: 423578

To join the meeting by computer, smartphone or other device, go to https://zoom.us/j/123534688. If you have not done so already, you will be prompted to download the Zoom client. After downloading, click the link again to join the meeting.

To join by telephone: call (646) 558-8656.

**PUBLIC COMMENT:** There are two options for providing comments to the Board of Zoning Appeals.

1) Submit comments by email no later than 5 pm on the day of the meeting and they will be read into the record during the meeting. Each comment is limited to 3 minutes. Please provide the address of the appeal in your comment. All comments should be sent to zoningdivision@cityofithaca.org

2) There will be an opportunity to speak through your phone, computer, or other device. Follow the instructions for accessing the meeting via Zoom above.

---

Gino Leonardi, Zoning Administrator
Secretary to the Board of Zoning Appeals
**Publication Dates:** April 1, 2020 and April 3, 2020.
Appeal of John Snyder Architects on behalf of the owner, Maguire Family Limited Partnership, LLC for a sign variance from Section 272-7 A, Permitted Signs in the SW Zone, and Section 272-7 C, Sign Exception for a building facing more than one street. The applicant proposes to remove an existing pole sign and install a new pole sign at the property located at 504 S. Meadow Street. The property, known as Maguire Ford, is undergoing building renovations for the Ford-Lincoln franchise. As part of the required sign package, a new pole sign is proposed for the Lincoln dealership. The property currently contains two pole signs that were approved by the Board of Zoning Appeals in 2002. The applicant would like to remove the existing Nissan sign and install the newly designed Lincoln sign. Section 272-7 A, allows only one freestanding sign for the business. The ordinance also limits the square footage of both freestanding and building signs to a total of 250 square feet. The proposed two freestanding signs and six building signs will exceed the total allowable sign area having 300.64 SF of the 250 SF maximum. In addition, section 272-7 C permits only one sign on the face of the structure that has additional frontage on more than one public street. The applicant proposes to install three signs on the Cecil Malone side of the building.

The property is located in an SW-2 use district in which the proposed use is permitted. However, the Sign Ordinance, Section 272-18 requires that variances be granted before a sign permit is issued.
City of Ithaca

<table>
<thead>
<tr>
<th>Application Type:</th>
<th>Sign Variance</th>
</tr>
</thead>
</table>

### Board of Zoning Appeals Worksheet

<table>
<thead>
<tr>
<th>Sign</th>
<th>Type</th>
<th>Area</th>
<th>Setback</th>
<th>Projection</th>
<th>Other Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signs 1-6 (Permit issued)</td>
<td>Wall Signs</td>
<td>185.3 SF Total</td>
<td></td>
<td>One Sign Permitted on Secondary Street Face</td>
<td></td>
</tr>
<tr>
<td>Existing Pole Sign (FORD)</td>
<td>Pole Sign</td>
<td>72.5 SF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proposed Lincoln Sign</td>
<td>Pole Sign</td>
<td>42.84 SF</td>
<td>10'-8 7/8&quot;</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Regulations

- One Pole Sign Permitted
  - 250 SF Permitted (300.64 SF Proposed)

### Note Non-conforming Conditions

- One Additional Pole Sign
  - * Exceeds Allowable SF by 50.64 SF
  - OK
  - **Def.- Three signs are proposed.

### Notes:

* Section 272-7 A allows freestanding businesses to have one freestanding sign (75 SF Max.) and wall signs for a maximum sign area of 250 SF.

**NOTE:** This section also allows a setback bonus for one wall sign (see: 272-6B(2)(a)) if the sign is setback over 150 linear feet from the center of the public street. The applicant did not propose to use the square footage sign bonus for the Cecil Malone side of the building. Therefore, per Section 272-7 A, the building is limited to 250 SF of total signage.

**Section 272-7C, allows only one sign on the secondary street front.

<table>
<thead>
<tr>
<th>S. Meadow Street side</th>
<th>Bldg. Frontage</th>
<th>Calculated Sign Area</th>
<th>Limitation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cecil Malone (setback @ 227.92&quot;)</td>
<td>195.5 LF</td>
<td>292.5 SF</td>
<td>250 SF Max.</td>
</tr>
<tr>
<td></td>
<td>150 LF</td>
<td>225 SF</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total Allowable SF</td>
<td>250 SF</td>
</tr>
</tbody>
</table>
BOARD OF ZONING APPEALS (BZA) APPLICATION

1. TYPE OF APPEAL:
   - [ ] AREA VARIANCE
   - [ ] SPECIAL PERMIT
   - [ ] USE VARIANCE
   - [x] SIGN VARIANCE
   - [ ] ACTION, DECISION, OR INTERPRETATION OF ZONING OFFICER

   APPEAL #: 3153
   HEARING DATE: April 7, 2020
   BUILDING PERMIT #: 38012
   (RECEIPT #: 62028)

2. Property Address: 504 South Meadow Street
   Use District: SW2

3. Owner’s Name: Maguire Family Limited Partnership LLC
   Owner’s Address: 318 Elmira Road

4. Appellant’s Name: John Snyder Architects, PLLC
   Appellant’s Address: 700 Cascadilla Street Suite 203
   Telephone: 607-273-3565 E-Mail: john@js-architects.com

5. Attach Reason for Appeal (see “Zoning Appeal Procedure Form”)

6. Appellant Certification: I certify the information submitted with the appeal is true to the best of my knowledge/belief; and I have read and am familiar with City of Ithaca Zoning Ordinance sections that apply to this appeal (incl. Section 325-40, describing the powers and duties of the Board of Zoning Appeals). I also acknowledge the Board of Zoning Appeals may visit the property and I specifically permit such visits.

   [ ] I have met/discussed this application with Zoning Division staff prior to submission.

   Appellant Signature

STATE OF NEW YORK
COUNTY OF TOMPKINS

Sworn to this 11 day of
Feb, 2020

Mary C. Fratamico
Notary Public
MARY C FRATAMICO
NOTARY PUBLIC STATE OF NEW YORK
QUALIFIED IN CORTLAND CO. NO. 01FR6332055
COMMISSION EXPIRES OCTOBER 26, 2023

Notary Public available at City Hall.

IMPORTANT: INCOMPLETE applications will be returned to the applicant and the applicant will have to reapply.

If ANOTHER CITY APPROVAL is required (e.g., Site Plan Review, Subdivision Review, Ithaca Landmarks Preservation Commission Review), this application will likely not be considered at the next scheduled BZA meeting date.

If an application is submitted and subsequent changes are made to the proposal/project, a revised application will be required. The original application will not be considered a placeholder for the original BZA hearing date. Zoning Division staff will also not remove contents from earlier applications to complete a revised application. Applicants are responsible for ensuring all information necessary for processing a Zoning Appeal is submitted by the application deadline for a given BZA hearing date.
1. Ordinance Section(s) for the Appeal:

Zoning Ordinance Section Being Appealed

- §325-
- §325-
- §325-
- §325-
- §325-
- §325-

Sign Ordinance Section Being Appealed

- §272-7 A and 272-7 C
- §272-
- §272-
- §272-
- §272-

2. Application of SEQR determination: □ Type 1 □ Type 2 □ Unlisted

3. Environmental Assessment form used:

- ✔ Short Environmental Assessment Form (SEAF)
- □ Full Environmental Assessment Form (FEAF)
- □ Lead Agency
- □ Determination of Significance
- □ Completed by Planning Division at preliminary hearing for Site Plan Review

4. A previous appeal □ has / □ has not been made for this proposal:

- Appeal No. ________, dated ____________
- Appeal No. ________, dated ____________
- Appeal No. ________, dated ____________
- Appeal No. ________, dated ____________

5. Notes or Special Conditions:
Variance # 2549, was issued on September 5, 2002 for the two pole signs.
September 23, 2002

John Vella
Color Ad Sign Corp.
615 Lansing Street
Utica, NY 13601

RE: Board of Zoning Appeals meeting of September 5, 2002
Sign Appeal Number 2549

Dear Mr. Vella:

The Board of Zoning Appeals considered your request for a variance from the Sign Ordinance on behalf of Maguire Ford/Lincoln/Mercury/Nissan. Proposed is the installation of two new wall signs and two new pole signs, bringing the total signs on the property to four freestanding signs and four wall signs. The decision of the Board was as follows:

Resolved, that the Board of Zoning Appeals grant the variance requested in Sign Appeal Number 2549 for the property at 504 South Meadow Street, with the following modifications and findings of fact:

1. The property is located in a SW-2 business use district.

2. Proposed is a new signage program that entails two pylon signs and four building signs, with a total of 250 square feet.

3. This is a reasonable compromise given the various contingencies and requirements of the various corporations that are represented as well as the needs of the community.

4. The City Board of Planning & Development recommends that the existing Sign Ordinance be adhered to.

5. The proposed signage is a reasonable expression of their needs within the preservation of the property values on the lot.

6. It does not unduly detract from the visual environment given the contingencies mentioned.

7. It is noted that the applicant has made significant effort to reduce the area of signage and square feet below what his
companies would normally require and also that he has undertaken significant tree planting programs to enhance the lot.

8. There were no expressions of either support or objection from affected neighboring property owners.

9. In granting this variance we are going to allow for new building signs facing Cecile A. Malone Drive, an aggregate of 43 square feet broken down as 15 square feet for a Maguire sign and 28 square feet for a Nissan sign; a new pylon Nissan sign of 36 square feet; the Lincoln/Mercury logo which will be a building sign of 10 square feet; a Ford oval sign of 60 square feet; and the 10 square foot Ford sign is an existing building sign facing South Meadow Street.

11. This variance is conditioned on removing the Rent-A-Car sign.

12. Therefore, the total of 250 square feet includes existing building signs of 10 square feet and 87 square feet for Ford and Maguire respectively.

Vote: 3 yes votes, 1 no vote; Appeal granted.

Sincerely,

[Signature]

Phyllis Radke, Secretary
Board of Zoning Appeals

PR/kb
cc: Tim Maguire

NOTE 1: The date of this letter is the date of filing for the purposes of appeal of this decision. There is a statute of limitations on the filing of an Article 78 appeal of thirty (30) days from the filing of this decision.

NOTE 2: A sign permit must be obtained. Enclosed is an application form.
**Short Environmental Assessment Form**

**Part 1 - Project Information**

**Instructions for Completing**

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

### Part 1 - Project and Sponsor Information

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>Magee family of leadership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location (describe, and attach a location map):</td>
<td>504 S Meadow St. Othara NY 14850</td>
</tr>
<tr>
<td>Brief Description of Proposed Action:</td>
<td>Liberal of existing rail</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Applicant or Sponsor:</th>
<th>John Snyder</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>700 Cascadilla St. Suite 203</td>
</tr>
<tr>
<td>City/PO:</td>
<td>Othara</td>
</tr>
<tr>
<td>State:</td>
<td>NY</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>14850</td>
</tr>
</tbody>
</table>

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?  
   - YES [ ] NO [X]  
   If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

2. Does the proposed action require a permit, approval or funding from any other governmental Agency?  
   - YES [X] NO [ ]  
   If Yes, list agency(s) name and permit or approval:

3.a. Total acreage of the site of the proposed action?  
    - [ ] acres

3.b. Total acreage to be physically disturbed?  
    - [ ] acres

3.c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  
    - [ ] acres

4. Check all land uses that occur on, adjoining and near the proposed action.  
   - [ ] Urban  
   - [ ] Rural (non-agriculture)  
   - [ ] Industrial  
   - [X] Commercial  
   - [ ] Residential (suburban)  
   - [ ] Forest  
   - [ ] Agriculture  
   - [ ] Aquatic  
   - [ ] Other (specify): __________________________
   - [ ] Parkland
5. Is the proposed action, a. A permitted use under the zoning regulations? |
   Yes | No | N/A

   b. Consistent with the adopted comprehensive plan? |
   Yes | No | N/A

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? |
   Yes | No | N/A

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? |
   Yes | No | N/A

If Yes, identify:

8. a. Will the proposed action result in a substantial increase in traffic above present levels? |
   Yes | No | N/A

   b. Are public transportation service(s) available at or near the site of the proposed action? |
   Yes | No | N/A

   c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? |
   Yes | No | N/A

9. Does the proposed action meet or exceed the state energy code requirements? |
   Yes | No | N/A

If the proposed action will exceed requirements, describe design features and technologies:

10. Will the proposed action connect to an existing public/private water supply? |
    Yes | No | N/A

    If No, describe method for providing potable water:

11. Will the proposed action connect to existing wastewater utilities? |
    Yes | No | N/A

    If No, describe method for providing wastewater treatment:

12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? |
    Yes | No | N/A

   b. Is the proposed action located in an archeological sensitive area? |
   Yes | No | N/A

13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? |
    Yes | No | N/A

   b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? |
    Yes | No | N/A

If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

   - Shoreline
   - Forest
   - Agricultural/grasslands
   - Wetland
   - Urban
   - Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? |
    Yes | No | N/A

16. Is the project site located in the 100 year flood plain? |
    Yes | No | N/A

17. Will the proposed action create storm water discharge, either from point or non-point sources? |
    Yes | No | N/A

   a. Will storm water discharges flow to adjacent properties? |
    Yes | No

   b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? |
    Yes | No

If Yes, briefly describe:

Page 2 of 3
<table>
<thead>
<tr>
<th>Question</th>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</td>
<td></td>
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<tr>
<td>If Yes, explain purpose and size:</td>
<td></td>
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<tr>
<td>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</td>
<td></td>
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<tr>
<td>If Yes, describe:</td>
<td></td>
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<tr>
<td>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If Yes, describe:</td>
<td></td>
<td></td>
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</tbody>
</table>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: ____________________________ Date: 2/7/2020
Signature: ____________________________
**Short Environmental Assessment Form**

**Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

<table>
<thead>
<tr>
<th>Question</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>2. Will the proposed action result in a change in the use or intensity of use of land?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>3. Will the proposed action impair the character or quality of the existing community?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>7. Will the proposed action impact existing:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. public / private water supplies?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>b. public / private wastewater treatment utilities?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>11. Will the proposed action create a hazard to environmental resources or human health?</td>
<td>☑</td>
<td>☐</td>
</tr>
</tbody>
</table>
Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Part 3 not applicable for BZA 3153 - 504 S. Meadow Street.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Ithaca Board of Zoning Appeals

Name of Lead Agency

Steven Beer

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Chair

Title of Responsible Officer

Signature of Preparer (if different from Responsible Officer)
Proposed Resolution
Board of Zoning Appeals
April 7, 2020

Approval of Zoning Appeal 3153, Sign Variance for 504 S. Meadow Street – Declaration of Lead Agency for Environmental Review

WHEREAS, State Law and Section 176-6 of the City Code require that a lead agency be established for conducting environmental review of projects in accordance with local and state environmental law, and

WHEREAS, State Law specifies that, for actions governed by local environmental review, the lead agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS, the proposed approval of zoning appeal 3153, sign variance for 504 S. Meadow Street, is an “Unlisted” Action under the City of Ithaca Environmental Quality Review Ordinance, and the State Environmental Quality Review Act and is subject to environmental review; now, therefore, be it

RESOLVED, that the Board of Zoning Appeals of the City of Ithaca does hereby declare itself lead agency for the environmental review of the approval of zoning appeal 3153, sign variance for 504 S. Meadow Street.

Moved by:
Seconded by:
In Favor:
Opposed:
Abstain:
Proposed Resolution  
Board of Zoning Appeals  
April 7, 2020  

Approval of Zoning Appeal 3153, Sign Variance for 504 S. Meadow Street – Determination of Environmental Significance  

WHEREAS, property owner Maguire Family Limited Partnership, LLC has applied for a sign variance from 272-7A, requirements for the number of permitted freestanding signs, and 272-7C, Sign Exception for buildings facing more than one public street, of the Sign Ordinance, and  

WHEREAS, appropriate environmental review has been conducted including the preparation of a Short Environmental Assessment Form (SEAF), dated March 11, 2020, and  

WHEREAS, the proposed action is an “Unlisted” Action under the City Environmental Quality Review Ordinance and the State Environmental Quality Review Act, and  

WHEREAS, the Board of Zoning Appeals of the City of Ithaca, acting as lead agency, has reviewed the SEAF prepared by the applicant and the Zoning Administrator; now, therefore, be it  

RESOLVED, that this Board of Zoning Appeals as lead agency in this matter, hereby adopts as its own the findings and conclusions more fully set forth in the Short Environmental Assessment Form, dated March 11, 2020, and be it further  

RESOLVED, that this Board of Zoning Appeals, as lead agency in this matter, hereby determines that the proposed action at issue will not have a significant effect on the environment, and that further environmental review is unnecessary, and be it further  

RESOLVED, that this resolution constitutes notice of this negative declaration and that the City Clerk is hereby directed to file a copy of the same, together with any attachments, in the City Clerk’s Office, and forward the same to any other parties as required by law.  

Moved by:  
Seconded by:  
In Favor:  
Opposed:  
Abstain:
ONLY SUBMIT THIS FORM IF ZONING APPEAL APPLICATION IS BEING SUBMITTED/SIGNED BY SOMEONE OTHER THAN CURRENT RECORD PROPERTY OWNER.

OWNER'S AUTHORIZATION FORM

ZONING APPEAL #: _SW2 3153_ DATE: _February 6, 2020_

TO: BOARD OF ZONING APPEALS (Ithaca, NY):

I (We) __Maguire Family Limited Partnership LLC_ of _____318 Elmira Road____
(Name)

_____ Ithaca____, ________________________________ New York 14850
(City/Municipality) (State & Zip Code)

Owner of the property at __504 South Meadow Street________
(Street & Number)

☑️ I am the sole owner of the above-mentioned property.

☐ This property is also owned by ________________________________
and I have a Power of Attorney to authorize this appeal (attach POA).

I do hereby authorize ____John Snyder Architects, PLLC____ to appeal or request a Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the _March 3, 2020_ meeting of the Board of Zoning Appeals.

(Date)

(Signature)

STATE OF NEW YORK)
COUNTY OF TOMPKINS)

Sworn to this ___11_ day of

Feb 2020

Mary C Fratamico
NOTARY PUBLIC STATE OF NEW YORK
QUALIFIED IN CORTLAND CO. NO. 01FR6332058
COMMISSION EXPIRES OCTOBER 26, 2023

Notary Public

Note to those signing this form:

(1) Owners authorizing another to present an appeal on their behalf should be aware the Board may, in granting relief, add reasonable conditions which then become binding on the property.

(2) Especially where a Variance is being sought, the owner may be the only person with detailed information about the property that is essential to the appeal. In such a case, authorizing another person to appeal may be detrimental to the appeal, unless the owner is either present at the hearing or sends another person fully prepared to answer questions about the property and the feasibility of using it consistent with the Zoning Ordinance.
NOTICE OF APPEAL

REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

APPEAL NO. 3153

TO: Owners of Property within 200 feet of 504 South Meadow St. and others interested.

FROM: John Snyder Architects, PLLC applicable to property named above, in a(n) SW Zone.

REMARKS:

(check appropriate box)

☐ Area Variance
☐ Special Permit
☐ Use Variance
☒ Sign Variance
☐ Action, Decision, or Interpretation of Zoning Officer

City regulations require you be notified of this appeal to the Board of Zoning Appeals (BZA), as described in the attached letter and provide the opportunity for you to comment on it and/or attend the meetings listed below. Anyone considered an interested party may speak for or against the appeal at the meetings listed below, or submit a written statement to the BZA before its designated meeting. There is a time limit of three (3) minutes for each interested party to address the BZA during the Public Hearing portion of the meeting.

The Board of Zoning Appeals bases its decision primarily on the written evidence submitted and presented to it, the testimony of interested parties, and zoning and legal considerations. The written case record will be available for review at the Zoning Division, City Hall, 108 E. Green St., Third Floor, beginning one week before the scheduled BZA meeting. This case has also been referred to the City’s Planning and Development Board that will advise the BZA, if granting the relief sought by the appellant will affect long-term planning objectives. The date of the Planning Board’s meeting regarding this appeal is also listed below.

The PLANNING BOARD will consider this case on 3/24/2020 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

The BOARD OF ZONING APPEALS will consider this case on 4/7/2020 at 6:00 P.M. in Common Council Chambers. City Hall, 108 E. Green St. Ithaca.

Signature of Appellant

700 Cascadilla Street, Suite 203

February 6, 2020

Date
February 11, 2020

Whom It May Concern | Owner
South Meadow Street Prop Inc
529 South Meadow Street
Ithaca, NY 14850

**Re. Notice of Appeal – Regarding Zoning or Sign Ordinance**

To Whom It May Concern:

The Maguire Family of Dealerships is undergoing a renovation to the current facility located at 504 South Meadow Street in Ithaca NY. This renovation includes a new Ford-Lincoln required sign package for the redesigned dealership Lincoln pylon sign. There have been 2 freestanding signs in the past, but a variance is needed because this is a new sign.

Sincerely,

John Snyder, AIA, NCIDQ, LEEAP
President and Design Principal

CC: Phil Maguire | Maguire Family of Dealerships
<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Location</th>
<th>Owner(s)</th>
<th>Mailing Address</th>
<th>City of Ithaca, NY 108 Green Street, Ithaca, New York, 14850</th>
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</thead>
<tbody>
<tr>
<td>79.-10-1</td>
<td>400 Meadow St S</td>
<td>Sarvoday LLC</td>
<td>512 Commons Lane, Saugerties, NY 12477</td>
<td></td>
</tr>
<tr>
<td>94.-1-1</td>
<td>501-07 Meadow St S</td>
<td>CFCU</td>
<td>1030-1050 Craft Road, Ithaca, NY 14850</td>
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<td>94.-1-22</td>
<td>529 Meadow St S</td>
<td>South Meadow St Prop Inc</td>
<td>529 S Meadow St, Ithaca, NY 14850</td>
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<tr>
<td>95.-1-1.1</td>
<td>504 Meadow St S</td>
<td>Maguire Fam Lmtd Partnership</td>
<td>504 S Meadow St, Ithaca, NY 14850</td>
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*This report shows selected parcels - Please verify list if using the "buffer tool" to select parcels within the 200 foot area, and mark main parcel being buffered.*

<table>
<thead>
<tr>
<th>Parcel Number</th>
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<tbody>
<tr>
<td>95.-1-1.2</td>
<td>500 Meadow St S</td>
<td>Wegmans Enterprises Inc</td>
<td>PO Box 24470</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Rochester NY 14624</td>
</tr>
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</table>
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals

Zoning Appeal # 3/53

I, John Snyder, affirm all property owners within two hundred (200) feet of the boundaries of the lot(s) under consideration have been mailed a copy of the enclosed notice on or before March 17, 2020. I affirm the notice was mailed to the property owners at the addresses shown on the attached list of owners, by depositing the copy in a post-paid properly addressed envelope, in a post office or an official depository under the exclusive care and custody of the United States Post Office. I further affirm the names and addresses of the property owners are the same as the most recent assessment roll.

(Appellant’s Signature)

PLEASE SUBMIT THIS FORM TO:
City of Ithaca Zoning Division
108 E. Green St., 3rd Fl.
Ithaca, NY 14850

Phone: (607) 274-6550
Fax: (607) 274-6558
Maguire Ford Lincoln
Site Plan

Date: 04.03.2018
City / State / Zip: Ithaca, NY 14850

SCALE: 1" = 60'0"

For communication of design intent only, Local architect must verify for code compliance. These drawings are not scaled or intended for construction or land use. Information and all rights therein are confidential. All contents on this sheet are confidential and remain the property of Ford Motor Company.
ELECTRICAL REQUIREMENTS:
* Sign requires one (1) dedicated 120 volt, 20-amp circuit.
* Conduit & wire size based on NEC guidelines or other local requirements.
§ 272-7 Signs permitted in the SW-1, SW-2, SW-3, WEDZ-1a, B-5 and I-1 Zones.
In districts zoned SW-1, SW-2, SW-3, WEDZ-1a, B-5, or I-1 by the Zoning Ordinance of the City of Ithaca, New York, no signs shall be erected or maintained, except as follows:

A. Freestanding businesses may have one freestanding sign not to exceed .5 square foot to every one linear foot of the building frontage occupied by the business and not to exceed 75 square feet in area, a width of 12 feet, and not to exceed a maximum height of 22 feet, including the framework. In addition, the freestanding business may have building signs not to exceed 1.5 square feet of sign area to every one linear foot of building frontage or of building frontage occupied by each business conducted on the premises, the total of both freestanding and building signs not to exceed a total area of 250 square feet. See below for setback bonus information. 
(also see 272-7C and 272-6B(2)(a))

APPLICABLE?
(1) Wall sign setback bonus: Wall signs that are set back from the public street right-of-way over 150 feet can increase the maximum primary wall signage size by 25%, and increase it an additional 25% for every additional 100 feet of setback, up to a maximum of 200% of the allowed sign area at 450 feet. The setback shall be measured from the center point of the building frontage perpendicular to the center line of the public right-of-way.
(a) Over 150 linear feet setback: 125% of allowed sign area, or a maximum of 312.50 square feet, whichever is less.
(b) Over 250 linear feet setback: 150% of allowed sign area, or a maximum of 375 square feet, whichever is less.
(c) Over 350 linear feet setback: 175% of allowed sign area, or a maximum of 437.50 square feet, whichever is less.
(d) Over 450 linear feet setback: 200% of allowed sign area, or a maximum of 500 square feet, whichever is less, [Note: Under no circumstances shall the primary wall signage exceed 500 square feet, regardless of wall size or increased setbacks, nor shall any one wall sign exceed a total of 250 square feet.]

APPLICABLE
272-7 C. Exception. Where a structure or building has frontage on more than one public or private street, highway or waterway, one sign attached, painted on or applied to the front or face of said structure or building shall be permitted facing each street, highway or waterway frontage, as provided in § 272-6B(2)(a) above.

APPLICABLE
272-6 B (2) (a) Exception. In all districts except residential, where a structure or building has frontage on more than one street, public highway or waterway, one sign attached, painted on or applied to the front or face of said structure or building shall be permitted facing each street, public highway or waterway frontage, within the overall allowance for number of signs and total sign area for the zoning district and use type as specified in this chapter, which maximums shall apply to the premises as a whole.
1/21/2020

Maguire Family Limited Partnership
Katherine Maguire
504 S Meadow St
Ithaca NY 14850

BZA #3153 - Sign Variance for 504 S. Meadow Street

<table>
<thead>
<tr>
<th>Code</th>
<th>Qty</th>
<th>Description</th>
<th>Permit #</th>
<th>Price</th>
<th>Extended Price</th>
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<tr>
<td>A8020-2110</td>
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<td>Area Variance (Multiple/Comm.)</td>
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<td>$150.00</td>
<td>$150.00</td>
</tr>
</tbody>
</table>

Total Price $150.00

Date       | Check # | Payment |
------------|---------|---------|
1/21/2020   | 5027    | $150.00|

Total Payment $150.00
Balance Due
Appeal of Lone Cattle Ithaca, LLC for an Area Variance from Section 325-8, Column 5, Off-Street Loading, Column 11 and 325-29.2 B (2), Front Yard setback for the SW-2 zone. The applicant proposes to subdivide the parcel located at 719-725 S. Meadow Street into three separate parcels. The proposed parcels will be known as 719, 723, and 725 S. Meadow Street. In order to subdivide the parcel, the resulting parcels must comply with the current zoning requirements for the SW-2 zone district. The building located at 719 S. Meadow Street, is deficient in the required number of loading spaces, having 0 of the 1 space required by the ordinance. 719 S. Meadow Street is also deficient in the required front yard setback from the curb. In the SW-2 zone, buildings are required to be setback 15-34 feet from the curb, the existing building setback is 40.58 feet from the curb. The building at 723 S. Meadow Street is deficient in loading spaces having 1 of the 3 loading spaces required. The parcel addressed 725 S. Meadow Street was issued a Certificate of Occupancy in 2016 and is compliant with the zoning regulations.

The property is located in an SW-2 use district in which the proposed use is permitted. However, Section 325-38 requires that an area variance be granted before a building permit is issued.
## Board of Zoning Appeals Worksheet

<table>
<thead>
<tr>
<th>Column Number</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
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<th>7</th>
<th>8</th>
<th>9</th>
<th>10</th>
<th>11</th>
<th>12</th>
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<th>14/15</th>
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<tbody>
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<td>Column Title</td>
<td>Use</td>
<td>Accessory Use</td>
<td>Off-Street Parking</td>
<td>Off-Street Loading</td>
<td>Lot Area (Sq. Feet)</td>
<td>Lot Width (Feet)</td>
<td>Number of Stories</td>
<td>Height in Feet</td>
<td>% of Lot Coverage</td>
<td>Front Yard</td>
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<td>Rear yard: % of depth or number of feet, whichever is less</td>
<td>Minimum Building Height</td>
</tr>
<tr>
<td>Existing Condition and Use</td>
<td>Service Business District</td>
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<td></td>
<td></td>
<td>3000</td>
<td>35% Building Coverage</td>
<td>5</td>
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<td>District Regulations for Existing</td>
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<tr>
<td>Note Non-Conforming Conditions</td>
<td>Retail</td>
<td>18</td>
<td>0</td>
<td>20,295</td>
<td>124±</td>
<td>1</td>
<td>20</td>
<td>37.0%</td>
<td>*40.58' (Curb Setback) (58% of Frontage)</td>
<td>24.53</td>
<td>24.49</td>
<td>31.06' or 18.5%</td>
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<td>1</td>
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<td>60</td>
<td>60%</td>
<td></td>
<td></td>
<td></td>
<td>15% or 20' but not less than 10'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>District Regulation for Proposed</td>
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<tr>
<td>Note Non-Conforming Conditions for Proposal</td>
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<td>Def.</td>
<td>OK</td>
<td>OK (58%)</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>* Def. (Setback)</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Notes:
* 719 S. Meadow Street was constructed in 1998. The zone district at that time was B-2b.
City of Ithaca  

Board of Zoning Appeals Worksheet

<table>
<thead>
<tr>
<th>Appeal Number</th>
<th>BZA 3156</th>
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<tbody>
<tr>
<td>Use District</td>
<td>SW-2</td>
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<tr>
<td>Applicant</td>
<td>Mitch Phillips &amp; Jordan Gray</td>
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<tr>
<td>Owner</td>
<td>Lone Castle Ithaca, LLC</td>
</tr>
<tr>
<td>Application Type</td>
<td>Area Variance</td>
</tr>
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</table>

### Existing Condition and Use

<table>
<thead>
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</tr>
<tr>
<td>District Regulations for Existing</td>
<td>Service Business District</td>
<td></td>
<td></td>
<td></td>
<td>3000</td>
<td>35% Building Coverage</td>
<td>5</td>
<td>60</td>
<td>60%</td>
<td>35% of street frontage occupied by building 15'-34' from curb</td>
<td>None</td>
<td>None</td>
<td>15% or 20' but not less than 10'</td>
<td>None</td>
</tr>
</tbody>
</table>

### Proposed Condition and/or Use

<table>
<thead>
<tr>
<th>Column Title</th>
<th>Use</th>
<th>Accessory Use</th>
<th>Off-Street Parking</th>
<th>Off-Street Loading</th>
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<th>Minimum Building Height</th>
</tr>
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<td>61</td>
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<td>90,500</td>
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<td>20</td>
<td>29.4%</td>
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### Note Non-Conforming Conditions for Proposal

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<th>Use</th>
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<th>Off-Street Parking</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Note Non-Conforming Conditions for Proposal</td>
<td>OK</td>
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<td>* Def.</td>
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<td>OK (57%)</td>
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<td>OK</td>
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</tr>
</tbody>
</table>

**Notes:**
* 723 S. Meadow Street was constructed in 1999. The zone district at that time was B-2b.
BOARD OF ZONING APPEALS (BZA) APPLICATION

1. TYPE OF APPEAL:
   - [X] AREA VARIANCE
   - [ ] SPECIAL PERMIT
   - [ ] USE VARIANCE
   - [ ] SIGN VARIANCE
   - [ ] ACTION, DECISION, OR INTERPRETATION OF ZONING OFFICER

   APPEAL #: 3156 (FILLED IN BY STAFF)
   HEARING DATE: 4/7/2020
   BUILDING PERMIT #: N/A (REQUIRED)
   RECEIPT #: 62 357 (FILLED IN BY STAFF)

2. Property Address: 719-725 South Meadow Street, Ithaca, NY 14850
   Use District: SW-2

   Owner’s Name: Lone Cattle Ithaca LLC
   Owner’s Address: C/O Mitch Phillips & Jordan Gray
   123 N. Wacker Dr., Ste. 1600
   City: Chicago
   State: IL
   Zip: 60606

3. Appellant’s Name: Lone Cattle Ithaca LLC
   Appellant’s Address: C/O Mitch Phillips & Jordan Gray
   123 N. Wacker Dr., Ste. 1600
   City: Chicago
   State: IL
   Zip: 60606

   Telephone: 312-801-8747
   E-Mail: mphillips@dubinsinger.com & jgray@dubinsinger.com

4. Attach Reason for Appeal (see “Zoning Appeal Procedure Form”)

5. Appellant Certification: I certify the information submitted with the appeal is true to the best of my knowledge/belief; and I have read and am familiar with City of Ithaca Zoning Ordinance sections that apply to this appeal (incl. Section 325-40, describing the powers and duties of the Board of Zoning Appeals). I also acknowledge the Board of Zoning Appeals may visit the property and I specifically permit such visits.

   [X] I have met/discussed this application with Zoning Division staff prior to submission.

   Appellant Signature

Sworn to this 20 day of February, 2020

Notary Public

IMPORTANT: INCOMPLETE applications will be returned to the applicant and the applicant will have to reapply.

If ANOTHER CITY APPROVAL is required (e.g., Site Plan Review, Subdivision Review, Ithaca Landmarks Preservation Commission Review), this application will likely not be considered at the next scheduled BZA meeting date.

If an application is submitted and subsequent CHANGES are made to the proposal/project, a revised application will be required. The original application will not be considered a placeholder for the original BZA hearing date. Zoning Division staff will also not remove contents from earlier applications to complete a revised application. Applicants are responsible for ensuring all information necessary for processing a Zoning Appeal is submitted by the application deadline for a given BZA hearing date.
1. Ordinance Section(s) for the Appeal:

Zoning Ordinance Section being Appealed

- §325- 8 Column 5, 11
- §325- 29.2 B (2)
- §325- 
- §325- 
- §325- 
- §325- 

Sign Ordinance Section being Appealed

- §272- 
- §272- 
- §272- 
- §272- 
- §272- 
- §272- 

2. Application of SEQR determination: □ Type 1 □ Type 2  ☒ Unlisted

3. Environmental Assessment form used:

- Short Environmental Assessment Form
- Long Environmental Form
- Lead Agency
- Determination of Significance
- ✔ Completed by the Planning Division at preliminary hearing for SPR

4. A previous appeal □ has,  ☒ has not, been made for this proposal:

- Appeal No. ________, dated __________
- Appeal No. ________, dated __________
- Appeal No. ________, dated __________
- Appeal No. ________, dated __________
- Appeal No. ________, dated __________

5. Notes or Special Conditions:

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
CERTIFICATE OF OCCUPANCY
NEW BUILDING

City of Ithaca, N.Y. Building Division

THIS IS TO CERTIFY that the work completed under Building Permit # 32437 issued 10/23/2015 is in conformity with the applicable requirements for location and use under the provisions of the Zoning Ordinance of the City of Ithaca and with the applicable requirements of the 2010 New York State Uniform Fire Prevention and Building Code, or other applicable code.

LOCATION 719-25 South Meadow Street Ithaca, New York

Tax Map Number 104.-1-1

Building Owner Texas Roadhouse Holdings LLC

Occupancy Restaurant

Occupancy Class A-2

Location of work South East corner of lot

Variances Granted:

N.Y.S. Dept. of State Variance NA

Board of Zoning Appeals # NA

Local Building Code Board of Appeals # NA

Sprinkler System: Required X Not Required __ None __

Maximum Floor Area 7163

Building Height: Feet 27 Stories 1

Zoning Use District SW-2

Construction Classification V-b

Assembly Posted Occupancy 326

Date Issued: May 18, 2016

By: [Signature] For the Building Division
ONLY SUBMIT THIS FORM IF ZONING APPEAL APPLICATION IS BEING SUBMITTED/signed BY SOMEONE OTHER THAN CURRENT RECORD PROPERTY OWNER.

OWNER’S AUTHORIZATION FORM

ZONING APPEAL #: 3156

DATE: 3/10/20

TO: BOARD OF ZONING APPEALS (Ithaca, NY):

I (We) Lone Cattle Ithaca LLC

(Name)
of 123 North Wacker Drive, Suite 1600

(Street Address)

Chicago, Illinois 60606

(City/Municipality) (State & Zip Code)

Owner of the property at 719-725 South Meadow Street, Ithaca, NY 14850

(Street & Number)

☐ I am the sole owner of the above-mentioned property.

☐ This property is also owned by ____________

and I have a Power of Attorney to authorize this appeal (attach POA).

I do hereby authorize Randall Marcus and any other attorney with Marcus Orkin & Tesi LLP to appeal or request a Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the 4/7/20 meeting of the Board of Zoning Appeals.

(Date)

Lone Cattle Ithaca LLC

By: Mitch Phillips (Signature)

Its: Manager

STATE OF NEW YORK
COUNTY OF TOMPKINS)

Sworn to this 11th day of March, 2020

Notary Public

Note to those signing this form:

(1) Owners authorizing another to present an appeal on their behalf should be aware the Board may, in granting relief, add reasonable conditions which then become binding on the property.

(2) Especially where a Variance is being sought, the owner may be the only person with detailed information about the property that is essential to the appeal. In such a case, authorizing another person to appeal may be detrimental to the appeal, unless the owner is either present at the hearing or sends another person fully prepared to answer questions about the property and the feasibility of using it consistent with the Zoning Ordinance.
NOTICE OF APPEAL
REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

APPEAL NO. 3156

TO: Owners of Property within 200 feet of 719-725 South Meadow St., Ithaca, NY 14850 and others interested.

FROM: Lone Cattle Ithaca LLC applicable to property named above, in a(n) SW-2 zone.

REGARDING: (check appropriate box)

[ ] Area Variance
[ ] Special Permit
[ ] Use Variance
[ ] Sign Variance
[ ] Action, Decision, or Interpretation of Zoning Officer

City regulations require you be notified of this appeal to the Board of Zoning Appeals (BZA), as described in the attached letter and provide the opportunity for you to comment on it and/or attend the meetings listed below. Anyone considered an interested party may speak for or against the appeal at the meetings listed below, or submit a written statement to the BZA before its designated meeting. There is a time limit of three (3) minutes for each interested party to address the BZA during the Public Hearing portion of the meeting.

The Board of Zoning Appeals bases its decision primarily on the written evidence submitted and presented to it, the testimony of interested parties, and zoning and legal considerations. The written case record will be available for review at the Zoning Division, City Hall, 108 E. Green St., Third Floor, beginning one week before the scheduled BZA meeting. This case has also been referred to the City’s Planning and Development Board that will advise the BZA, if granting the relief sought by the appellant will affect long-term planning objectives. The date of the Planning Board’s meeting regarding this appeal is also listed below.

The Planning Board will consider this case on 3/24/2020 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

The Board of Zoning Appeals will consider this case on 4/7/2020 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

Signature of Appellant

Address

Date
Lone Cattle Ithaca LLC ("Applicant") recently acquired that certain property commonly known as 719 – 725 South Meadow Street, Ithaca, NY ("Property"). The Property is currently developed with (i) a 7,400 square foot building occupied by a Texas Roadhouse commonly known as 725 South Meadow Street, Ithaca, NY ("TRH Building"), (ii) a 26,633 square foot building occupied by Ollie’s Bargain Outlet commonly known as 723 South Meadow Street, Ithaca, NY ("Ollie’s Building"), and (iii) a 7,488 square foot building occupied by FedEx and Vitamin Shoppe commonly known as 719 South Meadow Street, Ithaca, NY ("Multi-Tenant Building"). The Applicant does not intend to make any changes to the current use or development of the Property. The Applicant has proposed a subdivision of the Property to create separate legal and tax parcels for each of the above referenced buildings and their occupants ("Subdivision"). If granted, the Subdivision will create a more orderly operation of the development for the owner and the occupants.

As mentioned above, the Applicant is not proposing any changes to the existing improvements on, or use of, the Property. The Applicant’s proposed Subdivision will create new internal lot lines on the Property.

The current development of the Property is considered legal nonconforming in connection with the following requirements of the City of Ithaca, New York, Zoning Ordinance (collectively, “Legal Nonconformities”):

1. In Use District SW-2, buildings are required to be setback at least 15 feet, but no more than 34 feet, from the curb.
   a. The Multi-Tenant Building is setback approximately 40.58 feet from the curb.

2. Retail stores are required to provide 1 loading space for each use with 3,000 to 10,000 square feet of floor space, plus 1 space for each additional 15,000 square feet or major fraction thereof of floor space.
   a. The Multi-Tenant Building commonly known as 719 South Meadow Street, Ithaca, NY is required to provide one (1) loading zone but does not have a loading zone.
   b. The Ollie’s Building commonly known as 723 South Meadow Street, Ithaca, NY is required to provide three (3) loading zones but has one (1) loading zone.

As part of the Applicant’s application for the Subdivision, the City requires that the Legal Nonconformities be brought into compliance. Accordingly, Applicant is submitting a Board of Zoning Appeals Application to request variances for the existing Legal Nonconformities.
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals  
Zoning Appeal # 3156

Mitch Phillips, Manager of Lone Cattle Ithaca LLC,
I, ________________, affirm all property owners within two hundred (200) feet of the boundaries of the lot(s) under consideration have been mailed a copy of the enclosed notice on or before March 17, 2020. I affirm the notice was mailed to the property owners at the addresses shown on the attached list of owners, by depositing the copy in a post-paid properly addressed envelope, in a post office or an official depository under the exclusive care and custody of the United States Post Office. I further affirm the names and addresses of the property owners are the same as the most recent assessment roll.

(Appellant’s Signature)

PLEASE SUBMIT THIS FORM TO:
City of Ithaca Zoning Division
108 E. Green St., 3rd Fl.
Ithaca, NY 14850

Phone: (607) 274-6550
Fax: (607) 274-6558
MISCELLANEOUS NOTES

Items corresponding to Schedule B-1:

Item 2:

Legend of Symbols & Abbreviations

Items Corresponding to Schedule B-1

VCRONY MAP - NOT TO SCALE

Utility Note

The location of the utility icon may be shown only for illustrative purposes and is not intended to be exact. The user should verify the actual utility locations.

PROJECT REVISION RECORD

Survey Information Provided in Global Land Document for Use of the Owner & Bureau of Economic and Business Development of the City of Ithaca

LEGAL

The use of the referenced power & agency record is governed by the project's terms of use. Contact the data provider for more information.

SURVEY PERFORMED BY

GLOBAL LAND

SURVEY ZONING ENVIRONMENTAL ASSESSMENT

RECORD DESCRIPTION

ALL THAT RIGHTS TO BUILDING AND LAND BEING TWO TRACTS OF LAND, TOGETHER WITH THE BLDG. }(ORD), SITTING AND Lying IN THE TOWN OF ITHACA, COUNTY OF TOMPKINS, STATE OF NEW YORK, more particularly described as follows:

USE OF THE REFERENCES POWER & ENSURANCE OR PROPERTY IS GOVERNED BY THE PROJECT'S TERMS OF USE. CONTACT THE DATA PROVIDER FOR MORE INFORMATION.

LEGEND OF SYMBOLS & ABBREVIATIONS

PROJECT REVISION RECORD

SURVEY PERFORMED BY

GLOBAL LAND

UTILITY NOTE

THE LOCATION OF THE UTILITY ICON MAY BE SHOWN ONLY FOR ILLUSTRATIVE PURPOSES AND IS NOT INTENDED TO BE EXACT. THE USER SHOULD VERIFY THE ACTUAL UTILITY LOCATIONS.

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PROJECT REVISION RECORD

SURVEY ZONING ENVIRONMENTAL ASSESSMENT
ZONING INFORMATION

ZONING DESIGNATION: "SW-2," COMMERCIAL

MINIMUM LOT SIZE: 3,330 SQUARE FEET

MINIMUM HEIGHT OF BUILDING: 25 FEET

MAXIMUM HEIGHT OF BUILDING: 40 FEET

BUILDING SETBACK REQUIREMENTS:

FRONT: 25% OF LOT WIDTH FROM CURB

SIDE: 20% OF LOT WIDTH

REAR: 10% OF THE SIDE LENGTHS OR QUARTERS, WHICH IS LESS, BALANCED SIDE TO SIDE

MINIMUM SPOUR SPACE FOR 200 SQUARE FEET OF COVERED PARKING SPACE

MINIMUM MEAL AREA SPACE FOR 400 SQUARE FEET OF COVERED

TOTAL SPACES REQUIRED FOR ZONING REPORT:


LIST OF POSSIBLE ENCROACHMENTS

SHEET 1 OF 2
City of Ithaca, NY - 750 Foot Buffer for Parcel - Final Tax Roll

LEGEND

- Tax Parcels w Related Historic Prop
- City Owned Property
- Historic District
- All Historic Properties
- Parking Lots and Garages
- Buildings
- Railroad
- Parcel
- Border
- Park
- Impervious Surfaces
  - Paved: Walk or Surface or Private Road
  - Paved Parking
  - Paved Roadway or Public Road
  - Unpaved Drive or Walk or Surface
- Waterway

Data contained on this map was provided or derived from data developed or compiled by the City of Ithaca, and is the best available to date. The originators do not warrant the accuracy or completeness of the information portrayed by the data.
CITY OF ITHACA
108 East Green Street   Ithaca, New York 14850-5690
BUILDING DIVISION - 4TH Floor
Telephone: 607 274-6508   Fax: 607 274-6521

2/27/2020

Dubin Singer P.C.
123 N. Wacker Drive, Fl 16
Chicago IL 60606

Zoning Appeal #3156 for 719-725 S. Meadow Street

<table>
<thead>
<tr>
<th>Code</th>
<th>Qty</th>
<th>Description</th>
<th>Permit #</th>
<th>Price</th>
<th>Extended Price</th>
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<tbody>
<tr>
<td>A8020-2110</td>
<td>1</td>
<td>Area Variance (Multiple/Comm.)</td>
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<td>$150.00</td>
<td>$150.00</td>
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</table>

**Total Price** $150.00

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<tr>
<th>Date</th>
<th>Check #</th>
<th>Payment</th>
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<tbody>
<tr>
<td>2/27/2020</td>
<td>3768</td>
<td>$150.00</td>
</tr>
</tbody>
</table>

**Total Payment** $150.00
**Balance Due**
**2/27/2020**

**Dubin Singer P.C.**
123 N. Wacker Drive, Fl 16
Chicago IL 60606

**CITY OF ITHACA**
108 East Green Street Ithaca, New York 14850-5690
BUILDING DIVISION - 4th Floor
Telephone: 607 274-6508 Fax: 607 274-6521

**Receipt#62361**

**BZA Sign for Appeal 3156, 719-725 S. Meadow Street**

<table>
<thead>
<tr>
<th>Code</th>
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<td>A8020-2110</td>
<td>1</td>
<td>BZA Sign</td>
<td></td>
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**Total Price** $15.00

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**Total Payment** $15.00

**Balance Due**
APPEAL # 3157  742-744 S. MEADOW STREET

Appeal of Jennifer Wolfe on behalf of Old Navy for a sign variance from Section 272-4 A (1), Requirements for Projecting Signs. The applicant proposes to install two blade signs on the front façade of the proposed Old Navy store (former Hobby Lobby), located at 742-744 S. Meadow Street. One blade sign will be located at each side of the storefront and will project 3'-6" from the front façade. The Sign Ordinance allows signs to project a maximum of 18” from the wall and the sign projection exceeds this dimension. The applicant previously received a permit for two wall signs that meet the requirement of the Sign Ordinance.

The property is located in a SW-2 use district in which the proposed use is permitted. However, the Sign Ordinance, Section 272-18, requires that the variance be granted before a sign permit is issued.
<table>
<thead>
<tr>
<th>Sign</th>
<th>Type</th>
<th>Area</th>
<th>Setback</th>
<th>Projection</th>
<th>Other Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>A - Old Navy Front Sign*</td>
<td>Wall</td>
<td>101 SQ FT</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>B - Old Navy Rear Sign*</td>
<td>Wall</td>
<td>39.7 SQ FT</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>C&amp;D - Old Navy Blade Signs</td>
<td>Projecting</td>
<td>7 SQ FT (3.5 SQ FT each)</td>
<td>N/A</td>
<td>3'-6&quot;</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Regulations**
- No limit on number of building signs.
- 1.5 SQ FT for every linear foot of business frontage plus setback bonus of 200%; 241.5 SQ FT permitted.**
- Maximum projection of 18" from building

**Note Non-conforming Conditions**
- OK
- OK
- Def. - signs project 3.5' from building***

**Notes:**
- The two wall signs meet the requirements of the Sign Ordinance and no variance is required for Sign A or B. A sign permit for the wall signs only was issued on March 6, 2020.
- ** The business has 80.5 linear feet of frontage, creating an allowable base sign area of 120.75 SQ FT. The business is located 450+ feet from the center line of the public right-of-way, which qualifies for a setback bonus of 200% of the base allowable sign area. The business is allowed 241.5 SQ FT. of building signage.
- *** The proposed blade signs will project 3.5' from the building and be positioned 8' above the sidewalk. The signs will project over the property and will not encroach upon a public right of way or other private property.
BOARD OF ZONING APPEALS (BZA) APPLICATION

1. TYPE OF APPEAL:
   - [ ] AREA VARIANCE
   - [ ] SPECIAL PERMIT
   - [ ] USE VARIANCE
   - [X] SIGN VARIANCE
   - [ ] ACTION, DECISION, OR INTERPRETATION OF ZONING OFFICER

   APPEAL #: 3157
   HEARING DATE: 4/1/2020
   BUILDING PERMIT #: 40158
   RECEIPT #: 02453

2. Property Address: 744 S. MEADOW STREET, ITHACA, NY

   Owner’s Name: BENDERSON DEVELOPMENT
   Owner’s Address: 570 DELAWARE AVE
   City: BUFFALO, State: NY, Zip: 14202

   JENNIFER WOLFE FOR OLD NAVY STORES
   Appellant’s Address: P.O. BOX 1156
   City: CONYERS, State: GA, Zip: 30012

   Telephone: 770-568-8867
   E-Mail: JW@ITSPERMITTABLE.COM

3. Appellant’s Name: ___________
   Appellant’s Address: ___________
   City: ___________, State: ___________, Zip: ___________

4. Attach Reason for Appeal (see “Zoning Appeal Procedure Form”)

5. Appellant Certification: I certify the information submitted with the appeal is true to the best of my knowledge/belief; and I have read and am familiar with City of Ithaca Zoning Ordinance sections that apply to this appeal (incl. Section 325-40, describing the powers and duties of the Board of Zoning Appeals). I also acknowledge the Board of Zoning Appeals may visit the property and I specifically permit such visits.

   [X] I have met/discussed this application with Zoning Division staff prior to submission.

   Appellant Signature

STATE OF NEW YORK
COUNTY OF TOMPKINS

Sworn to this ______ day of
February, 2020

Notary Public

[Stamp]

Notary Public available at City Hall.

IMPORTANT: INCOMPLETE applications will be returned to the applicant and the applicant will have to reapply.

If ANOTHER CITY APPROVAL is required (e.g., Site Plan Review, Subdivision Review, Ithaca Landmarks Preservation Commission Review), this application will likely not be considered at the next scheduled BZA meeting date.

If an application is submitted and subsequent CHANGES are made to the proposal/project, a revised application will be required. The original application will not be considered a placeholder for the original BZA hearing date. Zoning Division staff will also not remove contents from earlier applications to complete a revised application. Applicants are responsible for ensuring all information necessary for processing a Zoning Appeal is submitted by the application deadline for a given BZA hearing date.
1. Ordinance Section(s) for the Appeal:

<table>
<thead>
<tr>
<th>Zoning Ordinance Section being Appealed</th>
<th>Sign Ordinance Section being Appealed</th>
</tr>
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<tbody>
<tr>
<td>• §325-_______________________________</td>
<td>• §272- 4A(1)</td>
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2. Application of SEQR determination: ___ Type 1 ___ Type 2 ___ X___ Unlisted

3. Environmental Assessment form used:

___ X___ Short Environmental Assessment Form
___ ____ Long Environmental Form
            Completed by the Planning and Development Board

4. A previous appeal ___ has, ___ has not, been made for this proposal:

   Appeal No. ________, dated __________
   Appeal No. ________, dated __________
   Appeal No. ________, dated __________
   Appeal No. ________, dated __________

5. Notes or Special Conditions:
Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<table>
<thead>
<tr>
<th>Part 1 - Project and Sponsor Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>JENNIFER WOLFE FOR OLD NAVY STORES</td>
</tr>
<tr>
<td>Name of Action or Project:</td>
</tr>
<tr>
<td>OLD NAVY</td>
</tr>
<tr>
<td>Project Location (describe, and attach a location map):</td>
</tr>
<tr>
<td>SOUTH MEADOW MARKETPLACE- 744 S. MEADOW STREET</td>
</tr>
<tr>
<td>Brief Description of Proposed Action:</td>
</tr>
<tr>
<td>REQUEST ZONING RELIEF FROM CITY CODE OF ORDINANCES FOR SIGNAGE REGULATIONS FOR PROJECTING SIGNS PROJECTION FROM WALL OF 18&quot;. PROPOSED SIGNAGE FOR (2) BLADE SIGNS WOULD REQUIRE AN ADDITIONAL 24&quot; ABOVE CODE ALLOWANCES.</td>
</tr>
</tbody>
</table>

| Name of Applicant or Sponsor:            |
| JENNIFER WOLFE                           |
| Telephone:                               |
| 770-568-8867                            |
| E-Mail:                                 |
| JW@ITSPERMITTABLE.COM                   |
| Address:                                 |
| P.O. BOX 1156                           |
| City/PO:                                 |
| CONYERS                                 |
| State:                                  |
| GA                                      |
| Zip Code:                               |
| 30012                                   |

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? NO YES
   If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

2. Does the proposed action require a permit, approval or funding from any other governmental Agency? NO YES
   If Yes, list agency(s) name and permit or approval:
   CITY OF ITHACA

3.a. Total acreage of the site of the proposed action? _____ acres
    b. Total acreage to be physically disturbed? _____ acres
    c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.
   [ ] Urban [ ] Rural (non-agriculture) [ ] Industrial [ ] Commercial [ ] Residential (suburban)
   [ ] Forest [ ] Agriculture [ ] Aquatic [ ] Other (specify): ___________________________
   [ ] Parkland
<table>
<thead>
<tr>
<th>Question</th>
<th>NO</th>
<th>YES</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>5. Is the proposed action,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. A permitted use under the zoning regulations?</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
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<tr>
<td>b. Consistent with the adopted comprehensive plan?</td>
<td>![Checkmark]</td>
<td></td>
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<tr>
<td>6. Is the proposed action consistent with the predominant character of</td>
<td></td>
<td></td>
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<tr>
<td>the existing built or natural landscape?</td>
<td></td>
<td>![Checkmark]</td>
<td></td>
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<tr>
<td>7. Is the site of the proposed action located in, or does it adjoin,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a state listed Critical Environmental Area?</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. a. Will the proposed action result in a substantial increase in</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>traffic above present levels?</td>
<td></td>
<td>![Checkmark]</td>
<td></td>
</tr>
<tr>
<td>b. Are public transportation service(s) available at or near the</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>site of the proposed action?</td>
<td></td>
<td>![Checkmark]</td>
<td></td>
</tr>
<tr>
<td>c. Are any pedestrian accommodations or bicycle routes available on</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>or near site of the proposed action?</td>
<td></td>
<td>![Checkmark]</td>
<td></td>
</tr>
<tr>
<td>9. Does the proposed action meet or exceed the state energy code</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
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<tr>
<td>requirements?</td>
<td></td>
<td>![Checkmark]</td>
<td></td>
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<tr>
<td>If the proposed action will exceed requirements, describe design</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>features and technologies:</td>
<td></td>
<td>![Checkmark]</td>
<td></td>
</tr>
<tr>
<td>10. Will the proposed action connect to an existing public/private</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>water supply?</td>
<td></td>
<td>![Checkmark]</td>
<td></td>
</tr>
<tr>
<td>If No, describe method for providing potable water:</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11. Will the proposed action connect to existing wastewater utilities?</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If No, describe method for providing wastewater treatment:</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12. a. Does the site contain a structure that is listed on either the</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>State or National Register of Historic Places?</td>
<td></td>
<td>![Checkmark]</td>
<td></td>
</tr>
<tr>
<td>b. Is the proposed action located in an archeological sensitive</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>area?</td>
<td></td>
<td>![Checkmark]</td>
<td></td>
</tr>
<tr>
<td>13. a. Does any portion of the site of the proposed action, or lands</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>adjoining the proposed action, contain wetlands or other waterbodies</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>regulated by a federal, state or local agency?</td>
<td></td>
<td>![Checkmark]</td>
<td></td>
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<tr>
<td>b. Would the proposed action physically alter, or encroach into,</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>any existing wetland or waterbody?</td>
<td></td>
<td>![Checkmark]</td>
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<tr>
<td>14. Identify the typical habitat types that occur on, or are likely to</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>be found on the project site. Check all that apply:</td>
<td></td>
<td>![Checkmark]</td>
<td></td>
</tr>
<tr>
<td>Shoreline</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forest</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
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<tr>
<td>Agricultural/grasslands</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wetland</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Suburban</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15. Does the site of the proposed action contain any species of</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>animal, or associated habitats, listed by the State or Federal</td>
<td></td>
<td>![Checkmark]</td>
<td></td>
</tr>
<tr>
<td>government as threatened or endangered?</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16. Is the project site located in the 100 year flood plain?</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17. Will the proposed action create storm water discharge, either</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>from point or non-point sources?</td>
<td></td>
<td>![Checkmark]</td>
<td></td>
</tr>
<tr>
<td>If Yes,</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Will storm water discharges flow to adjacent properties?</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Will storm water discharges be directed to established</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>conveyance systems (runoff and storm drains)?</td>
<td></td>
<td>![Checkmark]</td>
<td></td>
</tr>
<tr>
<td>If Yes, briefly describe:</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?
If Yes, explain purpose and size:
N/A

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
If Yes, describe:
N/A

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
If Yes, describe:
N/A

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: JENNIFER WOLFE
Signature: ____________________________
Date: 2/10/20
Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

<table>
<thead>
<tr>
<th></th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</td>
<td>☒</td>
</tr>
<tr>
<td>2.</td>
<td>Will the proposed action result in a change in the use or intensity of use of land?</td>
<td>☒</td>
</tr>
<tr>
<td>3.</td>
<td>Will the proposed action impair the character or quality of the existing community?</td>
<td>☒</td>
</tr>
<tr>
<td>4.</td>
<td>Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</td>
<td>☒</td>
</tr>
<tr>
<td>5.</td>
<td>Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</td>
<td>☒</td>
</tr>
<tr>
<td>6.</td>
<td>Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</td>
<td>☒</td>
</tr>
<tr>
<td>7.</td>
<td>Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</td>
<td>☒</td>
</tr>
<tr>
<td>8.</td>
<td>Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</td>
<td>☒</td>
</tr>
<tr>
<td>9.</td>
<td>Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</td>
<td>☒</td>
</tr>
<tr>
<td>10.</td>
<td>Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</td>
<td>☒</td>
</tr>
<tr>
<td>11.</td>
<td>Will the proposed action create a hazard to environmental resources or human health?</td>
<td>☒</td>
</tr>
</tbody>
</table>
Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Part 3 not applicable to BZA #3157 - Sign Variance for 742-744 S. Meadow Street.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Ithaca Board of Zoning Appeals

<table>
<thead>
<tr>
<th>Name of Lead Agency</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steven Beer</td>
<td>3/6/2020</td>
</tr>
</tbody>
</table>

Print or Type Name of Responsible Officer in Lead Agency

<table>
<thead>
<tr>
<th>Title of Responsible Officer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Megan Wilson</td>
</tr>
</tbody>
</table>

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)
Proposed Resolution
Board of Zoning Appeals
April 7, 2020

Approval of Zoning Appeal 3157, Sign Variance for 742-744 S. Meadow Street – Declaration of Lead Agency for Environmental Review

WHEREAS, State Law and Section 176-6 of the City Code require that a lead agency be established for conducting environmental review of projects in accordance with local and state environmental law, and

WHEREAS, State Law specifies that, for actions governed by local environmental review, the lead agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS, the proposed approval of zoning appeal 3157, sign variance for 742-744 Street, is an “Unlisted” Action under the City of Ithaca Environmental Quality Review Ordinance, and the State Environmental Quality Review Act and is subject to environmental review; now, therefore, be it

RESOLVED, that the Board of Zoning Appeals of the City of Ithaca does hereby declare itself lead agency for the environmental review of the approval of zoning appeal 3157, sign variance for 742-744 S. Meadow Street.

Moved by:
Seconded by:
In Favor:
Opposed:
Abstain:
Proposed Resolution  
Board of Zoning Appeals  
April 7, 2020  

Approval of Zoning Appeal 3157, Sign Variance for 742-744 S. Meadow Street – Determination of Environmental Significance

WHEREAS, Laura Larson has applied for a sign variance from 272-4A(1), Requirements for Projecting Signs, of the Sign Ordinance, and

WHEREAS, appropriate environmental review has been conducted including the preparation of a Short Environmental Assessment Form (SEAF), dated March 6, 2020, and

WHEREAS, the proposed action is an “Unlisted” Action under the City Environmental Quality Review Ordinance and the State Environmental Quality Review Act, and

WHEREAS, the Board of Zoning Appeals of the City of Ithaca, acting as lead agency, has reviewed the SEAF prepared by the applicant and the Zoning Administrator; now, therefore, be it

RESOLVED, that this Board of Zoning Appeals as lead agency in this matter, hereby adopts as its own the findings and conclusions more fully set forth in the Short Environmental Assessment Form, dated March 6, 2020, and be it further

RESOLVED, that this Board of Zoning Appeals, as lead agency in this matter, hereby determines that the proposed action at issue will not have a significant effect on the environment, and that further environmental review is unnecessary, and be it further

RESOLVED, that this resolution constitutes notice of this negative declaration and that the City Clerk is hereby directed to file a copy of the same, together with any attachments, in the City Clerk’s Office, and forward the same to any other parties as required by law.

Moved by:  
Seconded by:  
In Favor:  
Opposed:  
Abstain:
OWNER'S AUTHORIZATION FORM

ZONING APPEAL #: 3157

TO: BOARD OF ZONING APPEALS (Ithaca, NY):

I (We) Buffalo-Greenbriar Associates, LLC of 570 Delaware Ave. (Name)

Buffalo, NY 14207 (City/Municipality)

Owner of the property at 744 S. MEADOW STREET (Street & Number)

☑ I am the sole owner of the above-mentioned property.

☐ This property is also owned by ____________________________ and I have a Power of Attorney to authorize this appeal (attach POA).

I do hereby authorize JENNIFER WOLFE FOR OLD NAVY STORES to appeal or request a Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the MARCH 3, 2020 meeting of the Board of Zoning Appeals.

Signature

STATE OF NEW YORK)
COUNTY OF TOMPKINS)

Sworn to this 10th day of January, 2020

Sheila W. Hoch
Notary Public

Note to those signing this form:

(1) Owners authorizing another to present an appeal on their behalf should be aware the Board may, in granting relief, add reasonable conditions which then become binding on the property.

(2) Especially where a Variance is being sought, the owner may be the only person with detailed information about the property that is essential to the appeal. In such a case, authorizing another person to appeal may be detrimental to the appeal, unless the owner is either present at the hearing or sends another person fully prepared to answer questions about the property and the feasibility of using it consistent with the Zoning Ordinance.
**LANDLORD APPROVAL**

---

ENLARGED STOREFRONT ELEVATION

| Scale: 31/32" = 1'-0" |

---

ENLARGED STOREFRONT PLAN

| Scale: 31/32" = 1'-0" |

---

**REPLACE POWER SUPPLY**

---

**REMOTE POWER SUPPLY**

---

**REMARKS**

---

**SIGNAGE APPROVAL**

01.10.2020

- **APPROVED AS NOTED**
- **NOT APPROVED**
- **APPROVED AS NOTED**

**LOCATION:** 26559-T11 OLD NAVY

**ADDITIONAL CHANGES / COMMENTS:**
1. (1) BLADE SIGN APPROVED.
2. RAISE SIGN 8' CLEARANCE TO BOTTOM IS 8' AFF.
3. SUBJECT TO MUNICIPAL APPROVAL.

**AUTHORIZATION:**

---

**SIGNAGE APPROVAL**

01.10.2020

- **APPROVED AS NOTED**
- **NOT APPROVED**
- **APPROVED AS NOTED**

**LOCATION:** 26559-T11 OLD NAVY

**ADDITIONAL CHANGES / COMMENTS:**
1. (1) BLADE SIGN APPROVED.
2. RAISE SIGN 8' CLEARANCE TO BOTTOM IS 8' AFF.
3. SUBJECT TO MUNICIPAL APPROVAL.

**AUTHORIZATION:**

---

**SIGNAGE APPROVAL**

01.10.2020

- **APPROVED AS NOTED**
- **NOT APPROVED**
- **APPROVED AS NOTED**

**LOCATION:** 26559-T11 OLD NAVY

**ADDITIONAL CHANGES / COMMENTS:**
1. (1) BLADE SIGN APPROVED.
2. RAISE SIGN 8' CLEARANCE TO BOTTOM IS 8' AFF.
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**AUTHORIZATION:**

---

**SIGNAGE APPROVAL**

01.10.2020

- **APPROVED AS NOTED**
- **NOT APPROVED**
- **APPROVED AS NOTED**

**LOCATION:** 26559-T11 OLD NAVY

**ADDITIONAL CHANGES / COMMENTS:**
1. (1) BLADE SIGN APPROVED.
2. RAISE SIGN 8' CLEARANCE TO BOTTOM IS 8' AFF.
3. SUBJECT TO MUNICIPAL APPROVAL.

**AUTHORIZATION:**

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**SIGNAGE APPROVAL**

01.10.2020

- **APPROVED AS NOTED**
- **NOT APPROVED**
- **APPROVED AS NOTED**

**LOCATION:** 26559-T11 OLD NAVY

**ADDITIONAL CHANGES / COMMENTS:**
1. (1) BLADE SIGN APPROVED.
2. RAISE SIGN 8' CLEARANCE TO BOTTOM IS 8' AFF.
3. SUBJECT TO MUNICIPAL APPROVAL.

**AUTHORIZATION:**

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**SIGNAGE APPROVAL**

01.10.2020

- **APPROVED AS NOTED**
- **NOT APPROVED**
- **APPROVED AS NOTED**

**LOCATION:** 26559-T11 OLD NAVY

**ADDITIONAL CHANGES / COMMENTS:**
1. (1) BLADE SIGN APPROVED.
2. RAISE SIGN 8' CLEARANCE TO BOTTOM IS 8' AFF.
3. SUBJECT TO MUNICIPAL APPROVAL.

**AUTHORIZATION:**

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**SIGNAGE APPROVAL**

01.10.2020

- **APPROVED AS NOTED**
- **NOT APPROVED**
- **APPROVED AS NOTED**

**LOCATION:** 26559-T11 OLD NAVY

**ADDITIONAL CHANGES / COMMENTS:**
1. (1) BLADE SIGN APPROVED.
2. RAISE SIGN 8' CLEARANCE TO BOTTOM IS 8' AFF.
3. SUBJECT TO MUNICIPAL APPROVAL.

**AUTHORIZATION:**

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**SIGNAGE APPROVAL**

01.10.2020

- **APPROVED AS NOTED**
- **NOT APPROVED**
- **APPROVED AS NOTED**

**LOCATION:** 26559-T11 OLD NAVY

**ADDITIONAL CHANGES / COMMENTS:**
1. (1) BLADE SIGN APPROVED.
2. RAISE SIGN 8' CLEARANCE TO BOTTOM IS 8' AFF.
3. SUBJECT TO MUNICIPAL APPROVAL.

**AUTHORIZATION:**

---

**SIGNAGE APPROVAL**

01.10.2020

- **APPROVED AS NOTED**
- **NOT APPROVED**
- **APPROVED AS NOTED**

**LOCATION:** 26559-T11 OLD NAVY

**ADDITIONAL CHANGES / COMMENTS:**
1. (1) BLADE SIGN APPROVED.
2. RAISE SIGN 8' CLEARANCE TO BOTTOM IS 8' AFF.
3. SUBJECT TO MUNICIPAL APPROVAL.

**AUTHORIZATION:**

---
NOTICE OF APPEAL — REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

APPEAL NO. 3157

TO: Owners of Property within 200 feet of 744 S. MEADOWS STREET and others interested.

FROM: JENNIFER WOLFE FOR OLD NAVY STORES applicable to property named above, in a(n) ___ zone.

REGARDING: (check appropriate box)

☐ Area Variance
☐ Special Permit
☐ Use Variance
☒ Sign Variance
☐ Action, Decision, or Interpretation of Zoning Officer

City regulations require you be notified of this appeal to the Board of Zoning Appeals (BZA), as described in the attached letter and provide the opportunity for you to comment on it and/or attend the meetings listed below. Anyone considered an interested party may speak for or against the appeal at the meetings listed below, or submit a written statement to the BZA before its designated meeting. There is a time limit of three (3) minutes for each interested party to address the BZA during the Public Hearing portion of the meeting.

The Board of Zoning Appeals bases its decision primarily on the written evidence submitted and presented to it, the testimony of interested parties, and zoning and legal considerations. The written case record will be available for review at the Zoning Division, City Hall, 108 E. Green St., Third Floor, beginning one week before the scheduled BZA meeting. This case has also been referred to the City’s Planning and Development Board that will advise the BZA, if granting the relief sought by the appellant will affect long-term planning objectives. The date of the Planning Board’s meeting regarding this appeal is also listed below.

The PLANNING BOARD will consider this case on 3/24/2020 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

The BOARD OF ZONING APPEALS will consider this case on 4/7/2020 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

Signature of Appellant

P.O. BOX 1156, CONYERS, GA 30012

Address

Date 1/10/2020
Please Note: You have received this letter notice because you are the owner of property adjoining or within the same development of the subject location referenced below.

City of Ithaca
Zoning Board of Appeals

The following Public Hearing will be held on Tuesday, April 7, 2020 in the Common Council Chambers, 108 E. Green Street, Ithaca, NY 14850.

6:00pm

To consider petition of the proposed variance for zoning relief to allow (2) blade signs to extend beyond the 18" projection allowance by the City of Ithaca’s sign code. The subject address is Old Navy- 744 South Meadow Street, Ithaca, NY.

You have also been provided with a copy of the proposed signage drawings sheets 10 and 11 in which the variance is being requested.

If I can answer any questions you may have please feel free to call my office.

Thank you.

Jennifer Wolfe, Permit Expeditor
2/10/2020
**REMOTE POWER SUPPLY**

2' x 3' x .25 ALUM. SQ. TUBE
PTD. SATIN WHITE

NOTE: AT EXTERIOR LOCATIONS

**TO CAULK AROUND THE PERIMETER**

**BLOCKING PROVIDED BY OTHERS**

**3/16" WHITE POLYCARBONATE FACE with**
SURFACE APPLIED BLOCKOUT WHITE FILM
P.T.M. PMS 2955c BLUE (SATIN)
(COPY ONLY TO ILLUMINATE)

**OLD NAVY**

**Diagram:**
- **DATA/UL LABEL**
- **TOGGLE SWITCH**
- **REMOTE POWER SUPPLY**
- **BLOCKING PROVIDED BY OTHERS**

**3'-0"**

**1' TRIM CAP**
P.T.M. PMS 2955c BLUE
(SATIN FINISH)

**- .080 ALUM. RETURN**
P.T.M. PMS 2955c BLUE
(SATIN FINISH)

**C D**

**WORDMARK-LIT SUSPENDED DOUBLE-FACE BLADE SIGN - 3'-0"**

**STANDARD for EXTERIOR STOREFRONT**

**Scale:** 1 ¼" = 1'-0"

**QTY. (2) REQUIRED**

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<th>SIGN AREA</th>
<th>2.93 SQ. FT. EA.</th>
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<tr>
<td>ILLUMINATION</td>
<td>WHITE L.E.D.</td>
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<tr>
<td>ELECTRICAL</td>
<td>1 amp / 120v / (1) 20amp CIRCUIT</td>
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<tr>
<td>FACE COLOR</td>
<td>BLOCKOUT WHITE FILM P.T.M. PMS 2955c (SATIN) - WHITE COPY ONLY TO ILLUM.</td>
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<tr>
<td>TRIMCAP COLOR</td>
<td>BLUE TO MATCH PMS 2955c</td>
</tr>
<tr>
<td>RETURN COLOR</td>
<td>P.T.M. PMS 2955c BLUE (SATIN FINISH)</td>
</tr>
</tbody>
</table>
1. 6" DEEP x .080 ALUM. RETURNS 5/16" PMS 2955C. BLUE (SATIN FINISH). NOTE: LOCATE SEAMS TOWARDS THE TOP OF CAN. CUSTOMER WANTS NO VISIBLE FASTENER ON METAL SEAMS.

2. 1" BLUE TRIM CAP TO MATCH PMS 2955C. TRIM CAP GLUED TO FACE. ATTACHMENT TO RETURNS VIA PAN HEAD SCREWS W/ SCREW HEADS PAINTED BLUE.

3. 1/8" STARFIRE WHITE ALUM. BAFFLE; WELDED AT CENTER OF CAN VIA 3/4" x 3/4" ALUM. ANGLE CLIPS & MECHANICAL FASTENERS AS NEEDED.

4. FEED HOLE THROUGH CAN INTO MOUNTING ARM.

5. 3/16" THK. #7028 WHITE POLYCARBONATE FACE WITH WHITE BLOCKOUT VINYL PMS 2955C BLUE (SATIN FINISH). NOTE: LOCATE SEAMS TOWARDS THE TOP OF CAN. CUSTOMER WANTS NO VISIBLE FASTENER ON METAL SEAMS.

6. WHITE LEDS, MOUNTED TO BOTH SIDES OF BAFFLE.

7. DISCONNECT SWITCH (TOGGLE SWITCH w/ BOOT) @ TOP OF CAN, OUT OF PUBLIC VIEW.

8. REMOTE POWER SUPPLY.

9. PAN HEAD SCREWS TO ATTACH TRIM CAP. PAINT BLUE TO MATCH.

10. SECONDARY FEED THROUGH MOUNTING ARM (108. LEAD).

11. WELDED 2" x 2" x .25 SQ. ALUM. TUBE MOUNTING ARM; FINISHED SATIN WHITE WELDED TO 1/8" ALUMINUM INTERNAL BAFFLE.

12. 1/2" PRESS BROKE MOUNTING PLATE COVER - WELD AND FINISH CORNERS. PAINT SATIN WHITE. MANUFACTURE AS *HALF SECTIONS. 6 COUNTERSUNK SCREWS ON TOP ONLY - DRILL AND TAP PLATE.

13. 1/2" THK. ALUM. MOUNTING PLATE, 7" x 5" (VERTICAL) UNPAINTED.

14. (4) 5/16" HEX BOLTS / NUTS / WASHERS AS NEEDED THRU PROVIDED BLOCKING OR DIRECTLY TO METAL STUDS; SEE MOUNTING NOTE BELOW.

15. 1/4" DIA. WEEP HOLES W/ COVERS AS NEEDED ON EXTERIOR ONLY.

MOUNTING NOTE: INSTALLER IS REQUIRED TO VERIFY ACTUAL FIELD CONDITIONS & PROVIDE NECESSARY MOUNTING HARDWARE & METHOD OF ATTACHMENT TO ENSURE SAFE INSTALLATION. INSTALLATION TO MEET N.E.C., UL & LOCAL CODES.

ELECTRICAL NOTE: IT IS THE CUSTOMER'S RESPONSIBILITY TO PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE WITH DEDICATED CIRCUIT(S) INCLUDING GROUND WIRING DIRECTLY FROM PANEL BOX WITHIN SIX (6) FEET OF SIGNAGE. INSTALLATION TO MEET N.E.C., UL & LOCAL CODES.
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<td>102.-1-2.1</td>
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<td>500700</td>
<td>117.-1-1.2</td>
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<td>Maguire Family Enterprises LLC 504 S Meadow St Ithaca NY 14850</td>
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<td>122.-1-3</td>
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<td>Robert S Miller Rev Trust 318 Elmira Rd Ithaca NY 14850</td>
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<td>City of Ithaca - Planning Attn: Megan Wilson 106 E. Green St. Ithaca, NY 14850</td>
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**Note:** The text contains a handwritten note at the bottom which reads: "City of Ithaca - Planning Attn: Megan Wilson 106 E. Green St. Ithaca, NY 14850."
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals  

Zoning Appeal # 3157

I, JENNIFER WOLFE, affirm all property owners within two hundred (200) feet of the boundaries of the lot(s) under consideration have been mailed a copy of the enclosed notice on or before MARCH 17, 2020. I affirm the notice was mailed to the property owners at the addresses shown on the attached list of owners, by depositing the copy in a post-paid properly addressed envelope, in a post office or an official depository under the exclusive care and custody of the United States Post Office. I further affirm the names and addresses of the property owners are the same as the most recent assessment roll.

(Appellant’s Signature)

PLEASE SUBMIT THIS FORM TO:
City of Ithaca Zoning Division  
108 E. Green St., 3rd Fl.  
Ithaca, NY 14850  

Phone: (607) 274-6550  
Fax: (607) 274-6558
ENLARGED STOREFRONT ELEVATION
Scale: 3/32" = 1'-0"

ENLARGED STOREFRONT PLAN
Scale: 3/32" = 1'-0"

SURVEY NOTE:
FIELD SURVEY REQUIRED PRIOR TO MANUFACTURE
**Client:** OLD NAVY 9269  
**Address 1:** 744 SOUTH MEADOW ST  
**City/State:** ITHACA, NY 14850  
**Date:** 11/13/19

**Sales:** HOUSE  
**Design:** GD

**Revision:** 11/13/19 signed off for print - 9W1  
**Drawing:** Blue perforated face-lit channel letters

**Scale:** 3/32" = 1'-0"

**Signs will be manufactured with LOY (LoY) A/C.**  

e-115/120" will remain cut-line plate - 9W1  
e-115/120" and front-gold plaque - 9W1  
e-115/120" and back-gold plaque - 9R1  
e-115/120" and back-gold plaque - 9R1  
e-115/120" and back-gold plaque - 9R1  
e-115/120" and back-gold plaque - 9R1

**This sign is intended to be installed in accordance with the requirements of the building,"**  
**Code and other applicable local codes.**  
**The installation plan shall provide for proper grounding and bonding of the sign.**  

**Approvals:**

<table>
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<tr>
<th>Sales</th>
<th>Date</th>
<th>P.M.</th>
<th>Date</th>
</tr>
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<table>
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<tr>
<th>Design</th>
<th>Date</th>
<th>Client</th>
<th>Date</th>
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**PAGE SIZE:** 11" x 17"

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**REAR ELEVATION**

Please note the dimensions and details as per the diagram.
REMOTE POWER

SUPPLY

3/16" WHITE POLYCARBONATE FACE with
SURFACE APPLIED BLOCK OUT WHITE FILM
P.T.M. PMS 2855c BLUE (SATIN)
(COPY ONLY TO ILLUMINATE)

BLOCKING PROVIDED
BY OTHERS

NOTE: AT EXTERIOR LOCATIONS
CAULK AROUND THE PERIMETER

DATA/UL LABEL

TOGGLE SWITCH

2" x 3" x .25 ALUM. SQ. TUBE
PTD. SATIN WHITE

OLD NAVY

6" 3'-6"

3'-6"

4.5"

1.5"

11.5"

P.T.M. PMS 2855c BLUE (SATIN FINISH)

1" TRIM CAP

0.080 ALUM. RETURN
P.T.M. PMS 2855c BLUE (SATIN FINISH)

END VIEW

WORDMARK-LIT SUSPENDED DOUBLE-FACE BLADE SIGN - 3'-0" STANDARd for EXTERIOR STOREFRONT

Scale: 1 1/8" = 1'-0"

QTY. (2) REQUIRED

SIGN AREA 2.93 SQ. FT. EA.

ILLUMINATION WHITE L.E.D.s

ELECTRICAL 1 amp / 120v / (1) 20amp CIRCUIT

FACE COLOR BLOCKOUT WHITE FILM P.T.M. PMS 2955c (SATIN) - WHITE COPY ONLY TO ILLUM.

TRIMCAP COLOR BLUE TO MATCH PMS 2955c

RETURN COLOR P.T.M. PMS 2955c BLUE (SATIN FINISH)

This is an original drawing created by Walton. It is submitted for your personal use, however, it shall at all times remain the property of Walton. It may be used in connection with the project being planned or initiated by you, provided that such use shall not constitute any amendment, alteration or modification to the original drawing. Walton-Design, LLC shall retain all ownership and rights. Such drawings are intended to be used by the property owner and may not be copied, reproduced, used, repurposed, exhibited, modified, or altered in any fashion.

This sign is intended to be installed in accordance with the requirements of Article 800 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

H. H. Old Navy_LOCATION__US SITE jewelry sense 55555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555555
DOUBLE-FACE FACE-LIT SUSPENDED BLADE SIGN - SECTION DETAIL
Scale: N.T.S.

1. 6" DEEP x 0.88 ALUM. RETURNS PTM. PMS 2855c DK. BLUE (SATIN FINISH). NOTE: LOCATE SEAMS TOWARDS THE TOP OF CAN; CUSTOMER WANTS NO VISIBLE FASTENER ON METAL SEAMS.
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3. 1/8" STARRITE WHITE ALUM. BAFFLE; WELDED AT CENTER OF CAN VIA 3/4" x 3/4" ALUM. ANGLE CLIPS & MECHANICAL FASTENERS AS NEEDED.
4. FEED HOLE THROUGH CAN INTO MOUNTING ARM.
5. 3/16" THK. #7328 WHITE POLYCARBONATE FACE WITH WHITE BLOCKOUT VINYL PTM. PMS 2855c BLUE (SATIN FINISH) (COPY ONLY TO ILLUMINATE). 1st SURFACE APPLICATION.
6. WHITE LEDS; MOUNTED TO BOTH SIDES OF BAFFLE.
7. DISCONNECT SWITCH (TOGGLE SWITCH w/BOLT) AT TOP OF CAN, OUT OF PUBLIC VIEW.
8. REMOTE POWER SUPPLY.
9. PAN HEAD SCREWS TO ATTACH TRIM CAP. PAINT BLUE TO MATCH.
10. SECONDARY FEED THROUGH MOUNTING ARM (10ft. LEAD).
11. WELDED 2" x 3" x .25 SQ. ALUM. TUBE MOUNTING ARM; FINISHED SATIN WHITE WELDED TO 1/8" ALUMINUM INTERNAL BAFFLE.
12. * DEEP. PRESS BROKE MOUNTING PLATE COVER - WELD AND FINISH CORNERS. PAINT SATIN WHITE. MANUFACTURE AS * HALF SECTIONS. 6" COUNTERSUNK SCREWS ON TOP ONLY - DRILL AND TAP PLATE.
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Data contained on this map was provided or derived from data developed or compiled by the City of Ithaca, and is the best available to date. The originators do not warrant the accuracy or completeness of the information portrayed by the data.
It's Permittable
Jennifer Wolfe
1085 N Main St NW
Conyers GA 30012-4453

Sign Variance (BZA # 3157) for 742-744 S. Meadow Street (Old Navy)

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Total Price $150.00

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Total Payment $150.00